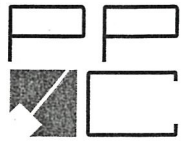


MN  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Office of the Chairman  
Prince George's County Planning Board

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.mncppc.org/pgco  
(301) 952-3561

**RECEIVED**

November 15, 2019

**NOV 15 2019**

The Honorable Todd M. Turner  
Chairman, Prince George's County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

CLERK OF THE COUNCIL  
PRINCE GEORGE'S COUNTY MARYLAND

**RE: 2008 Water and Sewer Plan, Service Area  
Changes, August 2019 Cycle of Amendments  
CR-075-2019**

Dear Chairman <sup>Todd</sup> Turner:

On behalf of the Prince George's County Planning Board, I appreciate the opportunity to comment on CR-075-2019, the August 2019 Cycle of Amendments to the 2008 *Approved Water and Sewer Plan*.

On November 14, 2019, the Planning Department staff briefed the Planning Board on the August 2019 Cycle of Amendments, which contained two applications.

The Century Fence construction application is recommended for disapproval.

The Brandywine Sales and Service application has been recommended to advance to Water & Sewer Category 4.

The Planning Board has adopted the comments contained within the enclosed report.

Should you have any questions concerning this submittal or require additional information, please do not hesitate to contact Ivy Thompson via email at [Ivy.Thompson@ppd.mncppc.org](mailto:Ivy.Thompson@ppd.mncppc.org) or at 301-952-4326.

Sincerely,

Elizabeth M. Hewlett  
Chairman

Enclosure

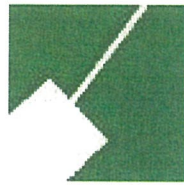
- c: The Honorable Angela D. Alsobrooks, Prince George's County Executive  
Robert S. McCord, Acting Secretary, Maryland Department of Planning  
D. Lee Currey, Director, Water and Science Administration, Maryland Department of the Environment  
Andree Green Checkley, Planning Director, Prince George's County Planning Department  
J. Kenneth Battle, Jr., Director, Transportation, Infrastructure, Energy and Environment Committee  
Shirley Branch, Water and Sewer Plan Coordinator, Prince George's County Department of Permitting, Inspections and Enforcement  
Derick Berlage, Acting Deputy Planning Director, Prince George's County Planning Department  
Katina Shoulars, Acting Chief, Countywide Planning Division  
Crystal Hancock, Acting Planning Supervisor, Special Projects Section, Countywide Planning Division  
Ivy Thompson, Senior Planner, Special Projects Section, Countywide Planning Division  
✓ Donna J. Brown, Clerk of the Council, Prince George's County Council

**AUGUST 2019 CYCLE**

Requested Amendments

to the

# **2008 Water and Sewer Plan**



The Maryland-National Capital Park and Planning Commission

Prince George's County Planning Department

**Planning Staff Comments**

the property. The remainder of the parcel is not mapped within Green Infrastructure Network.

**Zoning Status**

**SMA/Existing Zoning:** The 2013 *Approved Subregion 6 Master Plan Sectional Map Amendment* retained the subject property in the I-4 Zone. The entirety of the subject property lies within the Military Installation Overlay (MIOZ) Zone.

**Pending Zoning and Special Exception Applications:** There are no pending zoning applications on the subject property.

**Permit:** There are no prior permits identified for the subject property.

**Subdivision Status:** The subject property is comprised of a single legal acreage parcel which has never been the subject of a preliminary plan of subdivision or a record plat. Any development proposed on the property greater 5,000 square feet of gross floor area will require the approval of a preliminary plan of subdivision in accordance with Subtitle 24. The Subdivision Regulations and the Zoning Ordinance requires that lots have frontage and direct access to a public street.

**Significant Impact on Transportation System:** The subject property is located along Old Marlboro Pike and is a master plan collector road. This portion of Old Marlboro Pike is a county-maintained road and future development will require coordination with the Prince George’s County Department of Public Works & Transportation. There is a planned master plan trail facility along Old Marlboro Pike at the subject site.

**Sustainable Growth and Agricultural Preservation Act:** The subject property is located within Sustainable Growth Act Tier 1.

**Significant Impact on Public Facilities:** The subject property is served by the Forestville Volunteer Fire/EMS Company #823 located at 8321 Old Marlboro Pike in Suitland. Police service is provided by Police District V, headquartered at 6707 Groveton Drive in Clinton. The proposed project will have minimal impact on public school adequacy.

**Significant Impact on Natural Resources:** To date, no previous Environmental Planning Section approvals such as Natural Resources Inventories (NRI’s) or Woodland Conservation (TCP’s) have been provided for the site. The site contains woodland along its eastern extent, which extends no more than 20 feet inwards into the property. Aside from this sliver, the site has been entirely cleared, with sparse vegetation remaining for landscaping purposes; approximately 75% of the parcel is covered by impervious surfaces. No water features exist on site, including streams or wetlands, and neither FEMA nor county-mapped floodplain exists on-site or on adjacent parcels. This site is not mapped as either a DNR Sensitive Species Review area or a Potential Forested Interior Dwelling Species area. According to the Prince George’s County Soils Survey, the site is comprised of two soil types: Marr-Dodon complex and Beltsville-Urban land complex. The former soil type is classified as “well drained” with a hydric rating of 0, and the latter soil type is classified as “moderately well drained” with a hydric rating of 5. Neither Marlboro Clay nor Christiana Clay is mapped in the vicinity of this site. The site isn’t within a Tier II catchment; however, the northern 140 feet of the site are considered within a Stronghold Watershed (DNR 12 Digit Number: 021311030919).



**CYCLE:** August 2019 Cycle

**CASE #:** 19/M-02

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

**DEPARTMENT:** Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission

**CASE NAME:** Brandywine Sales and Service

**PREVIOUSLY REVIEWED:** No

**LOCATION:** 14000 Robert Crain Hwy SE, Brandywine, MD 20613

**TAX ACCOUNT #:** 1161413, 1151604, and 1184142

**COUNCILMANIC DISTRICT:** 9

**WITHIN GROWTH BOUNDARY:** Yes

**PRIORITY FUNDING AREA:** Yes

**PA:** 85A **WSSC GRID:** 218SE07

**ACRES:** 41.53 **PARCEL/LOT:** 258, 169, Lot A

**TAX MAP:** 145 **GRID:** A3

**EXISTING ZONING CATEGORY:** I-1

**PROPOSAL:** Develop 1+/- non-residential facilities / 1 building of retail space (1-story building) on 0.73 acres / 2 buildings of 1-story office space on .15 acres / 8 building of 1-story warehouse space on 1.69 acres

**S/A CHANGE REQUEST:** **WATER:** 5 **TO:** 4 **SEWER:** 5 **TO:** 4

**Relationship of the Proposed Project to Land Use and Functional Master Plans:**

**2014 Plan Prince George's 2035 Approved General Plan (Plan 2035):** This application is located in the Established Communities policy area. The vision for the Established Communities is context-sensitive infill and low to medium- density development and recommends maintaining and enhancing existing public services (police and Fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

**Master Plan :** The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* Future Land Use Map (Map IV-1, p. 32) places the subject property in the Employment/ Light Industrial category. The types of land uses for the Employment/ Light Industrial category are listed as manufacturing and industrial parks, warehouses, and distribution. This includes employment such as office and service uses (Table IV-1, p. 31).

**Historic Sites and Districts Plan:** There are no County Historic Sites or Resources on or adjacent or known archeological sites on the subject property.

**Significant Impact on Natural Resources:** The site has minimal woodlands and sparse vegetation lining a stream that crosses the property from northwest to south. The topography of the site is flat, draining into the central stream/swale before leaving the site. The PGAtlas latest imagery layer indicates few environmental features remaining with the site, which is cleared and currently used as a vehicle and parts recycling yard. There is no Natural Resources Inventory (NRI), Letters of Exemption, Type 1 or Type 2 Tree Conservation Plans mapped. The Floodplain (FEMA) layer indicates that the site is not located within the 100-year floodplain. The Department of Natural Resources, Wetlands Guidance Layer on PGAtlas indicates the presence of wetlands along the streambed within an area of Potobac-Issue complex in the south-central quadrant of the site, which connects to a wetland system leading south leading Timothy Branch, No Wetlands of Special State Concern are mapped. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site include Aquasco-Urban land complex and Potobac-Issue complex, which are somewhat poorly and poorly drained; and Beltsville-Urban land complex that is moderately well drained. Marlboro clay is not mapped in the vicinity of this property. The subject property is not mapped by the Maryland Department of Natural Resources, Natural Heritage Program as a sensitive species review area for rare, threatened, or endangered species or potential Forest Interior Dwelling Species (FIDS) habitat. The site abuts Brandywine Road (MD 381) along the northeast boundary of the site which is a designated scenic and historic road.